

GERALD J. SCHIPPER  
Urbana, Maryland  
Plaintiff

VS.

THE UNKNOWN HEIRS,  
DEVISEES, PERSONAL REPRESENTATIVES,  
DECENDANTS OR SUCCESSORS IN INTEREST OF  
CHARLES McELFRESH, Deceased  
AND

ALL PERSONS UNKNOWN AND  
CLAIMING ANY RIGHT, TITLE  
INTEREST, LIEN OR INTEREST  
IN THE REAL PROPERTY DESCRIBED  
IN PLAINTIFF'S COMPLAINT  
ADVERSE TO PLAINTIFF'S  
OWNERSHIP, OR ANY CLOUD  
UPON PLAINTIFF'S TITLE  
THERE TO  
Defendants

No. 21,910 Equity  
In the Circuit Court for  
Frederick County, Maryland

#### ORDER OF PUBLICATION

The object of this Bill is that the Court may enter a Decree removing the cloud upon the title of the Complainant and that the Court shall declare the Complainant the absolute fee simple owner to the property described in the Bill of Complaint.

The Bill recites that Gerald J. Schipper, your Complainant herein, is the owner of a tract or parcel of real estate situate, lying and being in Urbana Election District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at a point, said beginning point being at the end of the 1st line of an 8½ acre tract of land, described in a deed from Benjamin Dudderar to Charles McElfresh, dated January 28, 1858, and recorded in Liber BGF No. 1, folio 145, one of the Land Records of Frederick County, Maryland, thence North 27° East 326.70 feet to a corner, thence North 69° 30' West 445.50 feet to a corner, thence South 28° West 222.75 feet to a corner, thence South 15° West 123.75 feet to a corner, thence by a line of division South 67 3/8° East 427.35 feet to the place of beginning, containing 3 acres and 70 square perches of land, more or less.

BEING all and the same land which was conveyed unto the said Gerald J. Schipper by deed dated September 17, 1964, from Annie O. Cosgrave, widow, and recorded in Liber 710, folio 523, one of the Land Records of Frederick County, Maryland.

That said tract or parcel of real estate which is the subject of these proceedings, the same tract or parcel of land described and conveyed in a deed from Benjamin Dudderar to Charles McElfresh, dated January 28, 1858, and recorded in Liber BGF No. 1, folio 145, one of the Land Records of Frederick County, Maryland.

That Harry G. Cosgrave took possession of the above described real estate in the year 1938 when he acquired an adjoining parcel of real estate from James E. Dixon, et al, by deed dated October 31, 1938, and recorded in Liber 425, folio 20, one of the Land Records of Frederick County, Maryland, and also when Annie O. Cosgrave obtained ownership as tenants by the entireties with Harry G. Cosgrave by deed from Kieffer Delauter dated March 20, 1940, and recorded in Liber 425, folio 22, one of the aforesaid Land Records. That the said Harry G. Cosgrave and Annie O. Cosgrave maintained hostile, actual, visible, continuous, exclusive, notorious and adverse possession and control of the aforesaid real estate with full claim and ownership and under color of title since 1938 until September 17, 1964, at which time the real estate which is the subject of these proceedings was conveyed by Annie O. Cosgrave, widow, unto Gerald J. Schipper by deed recorded in Liber 710, folio 523, and that your Complainant herein has continued to maintain hostile, actual, visible, exclusive, continuous, notorious and adverse possession and control of aforesaid real estate with full claim of ownership and under color of title since September 17, 1964.

That the above matter constitutes a cloud upon the title of your Complainant as to whether or not your Complainant has a good and marketable fee simple title to the said real estate described herein.

LIBER 28 PAGE 194  
The Valley Register Office

Middletown, Md. March 22, 1968  
Equity No. 21,910  
Order of Publication

I hereby certify that the annexed

Gerald J. Schipper Vs. Unknown Heirs. was published in

The Valley Register, a newspaper published in Frederick County, Md.,

for 4 successive weeks, 5 times, months

prior to the 23rd day of April, 1968

THE VALLEY REGISTER

Per Mary Summers

That your Complainant and his attorneys have made reasonable efforts to ascertain all of the heirs, devisees, personal representatives, descendants or persons of interest in the said Charles McElfresh but have been unable to discover same.

It is thereupon this 13th day of February 1968, by the Circuit Court for Frederick County, sitting as a Court of Equity, and by the authority thereof, ORDERED that the Complainant, by causing a copy of this ORDER to be inserted in some newspaper published in said Frederick County, once a week in each of four successive weeks, the last of such publication to be made not less than 30 days before the 23rd day of April, 1968, give notice to the unknown heirs, devisees, personal representatives, descendants or successors in interest of Charles McElfresh, deceased, and all persons unknown and claiming any right, title, interest, lien or interest in the real property, described herein, whether residents or nonresidents, of the object and substance of this Bill, ordering them to appear in this Court in person or by solicitor, on or before the 23rd day of April, 1968, next, to show cause, if any they have, why a decree ought not to be passed as prayed.

ROBERT E. CLAPP, JR.

Judge

Weinberg and Weinberg

By Seymour B. Stern

Seymour B. Stern

Solicitors

Frederick, Maryland

Filed February 14, 1968

TRUE COPY TEST:

Ellis W. Wachter, Clerk

2-23-5t-(1)